Davidson County DEEDWARR
Recvd: 06/01/05 14:06 3 pg
Fees:18.00 Taxes:4255.00
20050601-0061796

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:		SEND TAX BILLS TO:	
Name	**SteinLand LLC**	Name	**New Owner**
Address	**21 Music Circle South**	Address	
City/State/Zip	**Nashville, TN. 37203**	City/State/Zip	

FOR AND IN CONSIDERATION of the sum of **$10.00. Jana D. Talbot, Co-Trustee of the Terminable Interest Trust under the Will of Joe H. Talbot, III, deceased, as to a 39% interest and Jana D. Talbot, Co-Trustee of the Residuary Trust under the will of Joe H. Talbot, III, deceased, as to a 61% interest,** has this day bargained and sold, and does hereby transfer and convey unto **SteinLand LLC, a Tennessee Limited Liability Company, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

See Exhibit A attached hereto and made a part hereof.

This conveyance is subject to:

1. Taxes for the year 2005 and subsequent years.
2. Certificate of Compliance of record in Book 7534, page 80, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4839, page 414 and Book 4220, page 723, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 93 Group 13 Parcel 325

This is improved property known as: 21 Music Circle South, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **10th** day of **May, 2005.**

Jana D. Talbot, Co-Trustee

Jana D. Talbot, Co-Trustee of the Terminable Interest Trust and Residuary Trust of Joe H. Talbot, III, Deceased.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **C.M. Corriveau,** a Notary Public in and for said County and State, **Jana D. Talbot** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **10th** day of **May, 2005.**

Commission expires _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C.M. Corriveau
Notary Public

My Commission Expires MAR. 21, 2008

Vision Form SDD01TN Rev. 07/08/96

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$1,150,000.00**

Affiant _____

Subscribed and sworn to before me, this the 10th day of May,2005.

_____
Notary Public - Register

My commission expires

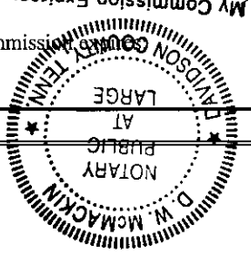


Exhibit A

Parcel One

Beginning for the same at a point in the North side of Hawkins Street distant westerly 108 feet from a point where the prolongation of the northern most line of Hawkins Street extended easterly would intersect with the western most line of the prolongation of 15th Avenue South; thence North 9 deg. 5' 00" east 205 feet to the south side of an alley 20 feet wide there situate; thence south 82 deg. 7' 00" east 100 feet along the south side of said alley; thence south 9 deg. 5' 00" west 175.27 feet to a point intersecting an arc and thence along a curve to the right (radius equals 60 feet) south 59 deg. 34' 33" east 63.39 feet to the North line of Hawkins Street; thence North 82 deg. 8' 00" west 49.5 feet along the North side of Hawkins Street to the point of beginning.

Parcel Two

Being part of Lot No. 36 on the Plan of Sigler's Addition, of record in Plat Book 1, page 4, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Engineers, dated May 26, 1971, as revised May 28, 1971, as follows:

Beginning at a point in the west margin of 15th Avenue South; thence with said Avenue, South 9 deg. 19' West, 138.5 feet to a point; the beginning of a curve to the right having a radius of 60 feet; thence around said curve 29.92 feet to a point; thence leaving said Avenue, North 9 deg. 05' East, 174.9 feet to a point in the south margin of an alley; thence with a curve having a radius of 7.83 feet a distance of 12.50 feet to the point of beginning.

Being part of the same property Joe H. Talbot, III by Deed from Talwood Enterprises, a partnership composed of Joe H. Talbot, III and Ronald O. Yearwood, of record in Book 7917, page 564, Register's Office for Davidson County, Tennessee and being the same property passing under the Last Will and Testament of Joe H. Talbot, III, of record in Will Book 235, page 280 in the Office of the Clerk of the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee in re: Estate of Joe H. Talbot, III, deceased, docket number 00P-830, being further conveyed to Rebecca H. Talbot and Jana D. Talbot, Co-Trustees of the Terminable Interest Trust under the Will of Joe H. Talbot, III, deceased, its successors and assigns, as to 39% of the right, title, and interest of the Estate of Joe H. Talbot, III, and Rebecca H. Talbot and Jana D. Talbot, Co-Trustees of the Residuary Trust under the Will of Joe H. Talbot, III, deceased, its successors and assigns, the remaining 61% of the right, title, and interest of the Estate of Joe H. Talbot, III, by Quit Claim Deed from Rebecca H. Talbot, Executrix of the Estate of Joe H. Talbot, III, dated February 20, 2003, of record in Instrument No. 20030220-00226888, Register's Office for Davidson County, Tennessee. Rebecca H. Talbot, the remaining Co-Trustee of the Terminable Interest Trust and Residuary Trust died on March 17, 2005 and pursuant to the Trust created in the Will, the remaining Co-Trustee is authorized to act in behalf of the Trust.